

MINUTES OF THE REGULAR MEETING OF THE BOARD OF SELECTMEN

December 5, 2013

The regular meeting of the Board of Selectmen was called to order at 7:02 pm in the community room of the North Haven Memorial Library, 17 Elm Street, North Haven, CT.

Members Present

First Selectman, Michael J. Freda

Second Selectman, Timothy M. Doheny

Third Selectman, Sally J. Buemi

Mr. Freda introduced himself and Selectmen Timothy Doheny and welcomed Sally Buemi as the newly elected Third Selectman to the meeting.

Mr. Freda asked if there were any public comments relative to the agenda, Mr. Katz of Sherwood Drive asked if the executive session would be before or after public comment. Mr. Freda explained that it would be before, since it is the business of the meeting and the attorneys are present for that purpose.

Mr. Doheny motioned to approve the minutes from the Board of Selectmen's Meeting of November 14, 2013 with a second by Mr. Freda.

Vote: Freda- Yes, Doheny- Yes, Buemi – Abstained

There being no correspondence, Mr. Freda stated that as one of the first orders of business, as the minority party, they would like to appoint Ms. Buemi as the Secretary to the Board. Mr. Doheny motioned the appointment, seconded by Mr. Freda.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Freda provided a verbal update on several subjects during his Selectman's Overview.

- 297 State Street, press release coming out regarding two new tenants leasing half the space. Red Thread – a wholesale furniture distribution company and a storage company. Both are expected to bring approximately 100 jobs to North Haven by the end of 2014.
- Complete redesign of the Rave Cinemas on Universal Drive. Bought by Cinemark who is going to tear down existing theatres and rebuild including retail stores and restaurants.
- The high end animal surgical center on Devine Street has opened. Only one of three in the state of Connecticut. Fully taxable for the Town. The third medical building on Devine Street will be following.
- The Village on State which is the 55 and over high end market rate apartment housing project on State Street is moving forward.
- The North Haven Shopping Center is on track for a redesign beginning on the right hand side of the plaza with Rockville Bank. Additional improvements to follow.
- Northern Washington Avenue continues to be one of the biggest challenges. This project is expected to take anywhere from 5 – 7 years to complete. It will be a gradual integration of new businesses. Back building will be torn down before developing the front.
- East side of Washington Avenue the new developer will be doing the same project

/design for student housing.

Following Mr. Freda's update, Ms. Buemi read the call for a Special Town Meeting to be held Friday, December 13, 2013 in the upstairs conference room #1 of the North Haven Memorial Town Hall, 18 Church Street, North Haven, Connecticut, at 9:00 A.M., to consider and act upon the following:

- The appointment of David Mikos, 30 Central Avenue, North Haven, CT as a member of the North Haven Middle School Building Committee

Mr. Doheny motioned and Ms. Buemi seconded the call.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Following the approval of the call, the Board proceeded with the following resignations and appointments.

Mr. Doheny motioned and Ms. Buemi seconded the resignation of Christopher Duby (D) 81 Collett Street from the Economic Development Commission.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Ms. Buemi motioned and Mr. Doheny seconded the resignation of Walter Spader (D) 15 Leighton Court from the Economic Development Commission.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the reappointment of Victor Palma, 83 Woodvale Drive, Northford 06472, as the Tree Warden, term to expire December 1, 2015.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Ms. Buemi motioned and Mr. Doheny seconded the reappointment of Michael J. Freda (R), 90 Highland Park Road, to the Volunteer Fire Department Benevolent Association, Board of Governors, term to expire December 1, 2015.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the reappointment of Laurie Jean Hannon (R), 26 Highland Park Road, to the Volunteer Fire Department Benevolent Association, Board of Governors, term to expire December 1, 2015.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Buemi motioned and Mr. Doheny seconded the reappointment of Pasquale Nuzzolillo (R), 7 Mansfield Road to the Volunteer Fire Department Benevolent Association, Board of Governors, term to expire December 1, 2015.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the appointment of Fred Peters (Montowese), 83 Fitch Street, to the Volunteer Fire Department Benevolent Association, Board of Governors, term to expire December 1, 2015.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the reappointment of Carl Viens (Northeast), 10 Wilson Avenue, to the Volunteer Fire Department Benevolent Association, Board of Governors, term to expire December 1, 2015.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the reappointment of Maurice Varney (West Ridge), 77 Elm Street, to the Volunteer Fire Department Benevolent Association, Board of Governors, term to expire December 1, 2015.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Ms. Buemi motioned and Mr. Doheny seconded the reappointment of David Carney, 56 Hayward Road, Hamden, CT 06518, as Animal Control Officer term effective January 1, 2014 expiring on December 31, 2014.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Ms. Buemi motioned and Mr. Doheny seconded the reappointment of Chrystal Rashba, 76 Clifton Street, Wallingford, CT 06492 as Assistant Animal Control Officer term effective January 1, 2014 expiring on December 31, 2014.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Ms. Buemi motioned and Mr. Doheny seconded the reappointment of Robert Bykowski (R), 99 Spring Road, Land Records Auditor, term effective January 1, 2014 expiring December 31, 2015.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the reappointment of Jeremy J. Bykowski (U), 175 Clintonville Road, Land Records Auditor, term effective January 1, 2014 expiring December 31, 2015.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Ms. Buemi motioned and Mr. Doheny seconded the reappointment of James Giuletti (D), 11 Falcon Crest Drive, to the Regional Planning Agency of South Central Connecticut, term effective January 1, 2014 expiring December 31, 2015.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the reappointment of Curtis D. Andrews, Sr. (R), 401 Clintonville Road #220, as an alternate to the Regional Planning Agency of South Central Connecticut, term effective January 1, 2014 expiring December 31, 2015.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Ms. Buemi motioned and Mr. Doheny seconded the reappointment of Frank Contento, Sr. (D) 1640 Hartford Turnpike, to the Commission on Aging term effective January 1, 2014 expiring December 31, 2016.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the reappointment of Alan F. Fontana (D), 6 Crestview Drive, to the Commission on Aging term effective January 1, 2014 expiring December 31, 2016.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Ms. Buemi motioned and Mr. Doheny seconded the reappointment of Joseph P. Villano (D) 43 Highland Park Road, to the Commission on Aging term effective January 1, 2014 expiring December 31, 2016.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the reappointment of Robin Clark (U), 75 Hartley Street, to the Blight Prevention Appeals Board term effective January 1, 2014 expiring December 31, 2015.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Ms. Buemi motioned and Mr. Doheny seconded the reappointment of Lynn Fredricksen (R), 95 Pool Road, to the Blight Prevention Appeals Board term effective January 1, 2014 expiring December 31, 2015.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the reappointment of Peter Criscuolo (D) 15 Fawn Ridge Road, Building Board of Appeals term effective January 1, 2014 expiring December 1, 2018.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Ms. Buemi motioned and Mr. Doheny seconded the reappointment of Michael J. Freda (R), 90 Highland Park Road, to the Cemetery Commission term to expire December 1, 2015.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the reappointment of Michelle Spader (D), 15 Leighton Court, to the Community Services Commission term effective January 1, 2014 expiring December 31, 2016.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Ms. Buemi motioned and Mr. Doheny seconded the reappointment of Marc Fasano (R), 25 Round Hill Road, to the Community Services Commission term effective January 1, 2014 expiring December 31, 2016.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the appointment of Carole Franceschet (D), 235 Rimmon Road, to the Community Services Commission term effective January 1, 2014 expiring December 31, 2016.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Ms. Buemi motioned and Mr. Doheny seconded the reappointment Michael J. Freda (R), 90 Highland Park Terrace, to the Economic Development Commission term to expire December 1, 2015.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the reappointment of, Frank Maher (U), 25 Warner Road, to the Economic Development Commission term effective January 1, 2014 expiring December 31, 2016.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Buemi motioned and Mr. Doheny seconded the reappointment of Deborah Moore (D), 155 Ridgewood Avenue, to the Economic Development Commission term effective January 1, 2014 expiring December 31, 2016.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the appointment of Marc Olins (U), 66 Highland Park Road, to the Economic Development Commission term effective January 1, 2014 expiring December 31, 2016.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Buemi motioned and Mr. Doheny seconded the appointment of Steve Gifford (D), 230 Clintonville Lane, to the Economic Development Commission to fill the unexpired term of Walter Spader, term to expire December 31, 2014.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the appointment of Alan J. Sturtz (D), to the Economic Development Commission to fill the unexpired term of Christopher Duby, term to expire December 31, 2015.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Buemi motioned and Mr. Doheny seconded the reappointment of Joseph Mackay (U), 144 South Avenue, to the Board of Ethics term effective January 1, 2014 expiring December 31, 2015.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the reappointment of Ralph Cook (R), 52 Mountain Brook Road, to the Housing Authority term effective January 1, 2014 expiring December 31, 2018.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Ms. Buemi motioned and Mr. Doheny seconded the reappointment of Peter Tenedine (U), 11 Mountain Brook Road, to the Inland Wetlands Commission term effective January 1, 2014 expiring December 31, 2017.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the reappointment of Pasquale Libero, Jr. (R), 21 Mansfield Road, to the Inland Wetlands Commission term effective January 1, 2014 expiring December 31, 2017.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Ms. Buemi motioned and Mr. Doheny seconded the reappointment of Frank Bumsted (R), 1925 Hartford Turnpike, as an alternate on the Inland Wetlands Commission term effective January 1, 2014 expiring December 31, 2017.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the reappointment of Pamela Sletten (D), 9 Frost Drive, as an alternate on the Inland Wetlands Commission term effective January 1, 2014 expiring December 31, 2017.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Ms. Buemi motioned and Mr. Doheny seconded the reappointment of Mary Ann Hardy (D), 37 Brockett Farm Road, to the Library Board of Directors term effective January 1, 2014 expiring December 31, 2019.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the reappointment of Peter McPhedran, M.D. (D), 21 Central Avenue, to the Library Board of Directors term effective January 1, 2014 expiring December 31, 2019.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Ms. Buemi motioned and Mr. Doheny seconded the reappointment of Erin MacDonnell (U), 3 State Street, to the Library Board of Directors term effective January 1, 2014 expiring December 31, 2019.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the reappointment of Alfred Centone, 91 William Street, to the Parks and Recreation Commission term effective January 1, 2014 expiring December 31, 2017.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Ms. Buemi motioned and Mr. Doheny seconded the reappointment of Frank Montagna (U), 123 Shawmut Avenue, to the Parks and Recreation Commission term effective January 1, 2014 expiring December 31, 2017.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the reappointment of Susan Puzycki (R), 59 Sugar Hill Road to the Parks and Recreation Commission term effective January 1, 2014 expiring December 31, 2017.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Ms. Buemi motioned and Mr. Doheny seconded the reappointment of William Lane, Jr. (D), 1060 Hartford Turnpike, to the Water Pollution Control Authority term effective January 1, 2014 expiring December 31, 2017.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the reappointment of Richard Werner (R), 15 Elliot Court, to the Water Pollution Control Authority term effective January 1, 2014 expiring December 31, 2017.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the reappointment of Robert Johnson (D), 839 Middletown Avenue, to the Water Pollution Control Authority term effective January 1, 2014 expiring December 31, 2017.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the reappointment of Michael J. Freda (R), 90 Highland Park Road, to the Water Pollution Control Authority term to expire December 1, 2015.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Ms. Buemi motioned and Mr. Doheny seconded the appointment of Brian Havens, North Haven Funeral Home Director, as Sub Registrar of Vital Records for the Town of North Haven as recommended by J. Stacey Yarbrough, Town Clerk/Registrar of Vital Records for the Town of North Haven effective December 1, 2013 terminating on November 30, 2015.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Doheny motioned and Ms. Buemi seconded the appointment of John Iacobucci, Washington Memorial Funeral Home Director, as Sub Registrar of Vital Records for the Town of North Haven as recommended by J. Stacey Yarbrough, Town Clerk/Registrar of Vital Records for the Town of North Haven effective December 1, 2013 terminating on November 30, 2015.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Following the appointments Ms. Buemi motioned and Mr. Doheny seconded the approval of the following tax abatements.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

- Belford, Roberta c/o Karen Belford 315 Marnell Avenue, Santa Cruz, CA 95062 in the amount of \$81.05
- Firulli, Bryan 24 Angel Place, North Haven, CT 06473 in the amount of \$89.97
- Nissan Infiniti LT Box 650214 Dallas, TX 75264-0214 in the amount of \$361.43
- Toyota Motor Credit Corp Box 105386, Atlanta, GA 30348 in the amount of \$121.96
- Vault Trust All Financial, Louisville PC, PO Box 9001951, Louisville, KY 40290-1951 in the amount of \$141.01

Mr. Doheny motioned and Ms. Buemi seconded the approval of the following bond releases:

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

- 2516 Ridge Road – Ryan O’Connell release the entire bond balance in the amount of \$5,000.00 with the recommendation of the Inland Wetlands Commission.
- 1934 Hartford Turnpike – LJC Realty, LLC release the entire bond balance in the amount of \$7,500.00 with the recommendation of the Inland Wetlands Commission.
- 12 Montowese Avenue – Lexmar Properties, LLC release the entire bond balance in the amount of \$60,000.00 with the recommendation of the Planning and Zoning Commission.

At 7:52 pm, Mr. Doheny motioned to enter into executive session inviting Mr. Edward Swinkoski, Director of Finance, and Attorneys William Ryan and Eric Desmond in to discuss negotiations regarding the Social Workers Union and the Public Works Union. Ms. Buemi seconded the motion.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

At 8:30 pm Mr. Doheny motioned to return from executive session, seconded by Ms. Buemi. Mr. Doheny then motioned to accept the Social Workers tentatively agreed upon collective bargaining agreement.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Ms. Buemi motioned to accept the Public Works tentatively agreed upon collective bargaining agreement. Mr. Doheny seconded the motion.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Attorney Eric Desmond and the Board entered into a lengthy discussion regarding the release of a Right-of Way burdening Town property located on 70 Spring Road, North Haven, CT. Following the discussion, Mr. Doheny motioned to accept the release of the Right-of Way over said property. Ms. Buemi seconded the motion.

Vote: Freda- Yes, Doheny – Yes, Buemi- Yes

Mr. Freda stated that the next meeting of the Board of Selectmen is on Thursday, January 9, 2014 at 7:00 p.m. in the community room of the North Haven Memorial Library, 17 Elm Street, North Haven, CT.

Mr. Freda then asked if there was any public Comment. Mr. Charles Wicklein, Hartford Turnpike, asked Mr. Freda about Pratt & Whitney and the Town’s contribution to extend Valley Service Road. Mr. Freda explained that funding was approved at a town meeting years ago. Mr. Wicklein asked what it was going to cost to provide services. Mr. Freda

explained that there will be a higher level of taxes coming in with a lower demand on services. Mr. Wicklein also inquired about the tax credit phase in and how that would affect existing businesses in town, like Covidien. Mr. Freda explained the program and also noted that existing businesses would be provided the same incentives if they expanded. Mr. Doheny also commented on the topic. Mr. Freda and Mr. Wicklein continued the discussion regarding property taxes and real estate taxes on various businesses in Town. Mr. Wicklein also inquired about the property purchased on Kings Highway by Quinnipiac University.

Sally Buemi commented that she would like to see the Town consider putting employment criteria conditions to the new businesses who we offer tax incentives to. Mr. Freda explained that he does not feel we could do that. Mr. Doheny also felt there could be some risk to that. They discussed it in further detail.

Mr. Gary Amato, Pool Road, asked about the \$2,000 in the tax office and the report due on December 18th. Mr. Freda explained that the analysis is completed and will be included in the auditors draw. Mr. Amato also inquired about the fire that took place on the Pratt & Whitney site, since the water was shut off and had to be transported there. He wondered if it could be a requirement that the water be put back on. Mr. Amato also discussed with Mr. Freda and Mr. Doheny the tax incentives that are being potentially proposed. He also wondered if it could be put on the referendum. Mr. Amato also discussed the Middle School Building Committee meetings that he has been attending and taping. He encouraged all of the residents to get involved. He discussed the Middle School Building project in further detail with the Selectmen.

Mr. Al Warren, Charles Court, had several questions about the Gateway building and the programs there now. He also talked about the state reimbursement rates for school building projects and the various amounts among the surrounding towns. Mr. Freda briefly explained the State reimbursement formulas among urban and suburban communities.

Mr. Amato added that he would like to see the residents pay attention and he is also bothered by the costs of the fields that are being hushed. He also does not want to see this process and decision rushed.

With no further comments from the public, Ms. Buemi motioned to adjourn. Mr. Doheny seconded the motion and the meeting adjourned at 9:37 pm.